

Providence City Plan Commission

June 17, 2025



AGENDA ITEM 3 ■ 118 SILVER LAKE AVE



Views of the building from Silver Lake Ave and Farmington Street



Aerial view of lot to be rezoned

OVERVIEW

OWNER/ APPLICANT:	Gilberto Ciprian, J&B Auto Repair and S&E Properties LLC	PROJECT DESCRIPTION:	The petitioner is requesting to rezone the subject lot from R-3 to C-3
CASE NO./ PROJECT TYPE:	CPC Referral 3600 Rezoning from R-3 to C-3	RECOMMENDATION:	Advise City Council to approve the proposed zoning change
PROJECT LOCATION:	118 Silver Lake Ave R-3 zoning district AP 110 Lot 409		
NEIGHBORHOOD:	Silver Lake	PROJECT PLANNER:	Choyon Manjrekar

Discussion

The subject lot, which fronts on Silver Lake Ave and Farmington Ave, is occupied by a four-bay auto repair building, which is a nonconforming use that is not permitted in the R-3 zone. The petitioner is requesting a rezoning of the lot to C-3 for the use to be permitted by right. Per the future land use map (FLUM) of the comprehensive plan, this is an area intended for general commercial development adjacent to medium density residential development. This pattern can be observed around the site with auto repair and heavy commercial uses adjacent to residential development, most evident to the south of the lot on Farmington Ave. As the use has existed for a number of years and the C-3 zone is adjacent to the R-3 zone, the change could conceivably conform to the FLUM. However, the DPD is concerned about the effect of the business on neighboring property and pedestrians. The lot is completely paved with no landscaping and vehicles were observed to be parked on the sidewalk with trash on the lot. The DPD would be amenable to the change if the applicant were to take steps to improve the condition of the site and reduce the effects of the business on neighboring property.

The CPC is required to find that the change will not negatively affect health, safety and welfare in order to find consistency with Section 101 of the Zoning Ordinance. In order to do so, the applicant would be required to demonstrate measures that would be implemented to reduce the effect of the business on neighboring property. This would include not parking on the sidewalk, trash removal, and meeting the canopy coverage requirement to offset the business' operation. Further, ensuring that all operations occur within the building and installing a fence or landscaping strip to buffer the lot from neighboring property would insulate the use from the surroundings. If the CPC can find that the steps taken would be in conformance with Section 101, the DPD would not object to the CPC making a positive recommendation.

Recommendation

Based on the foregoing discussion, the DPD recommends that the CPC recommend approval of the proposed zone change subject to the applicant demonstrating a plan of action that would reduce the effects of the business on surrounding property. As discussed, these would include prohibition of parking on the sidewalk, meeting the canopy coverage requirement, trash removal and buffering the site from neighboring properties.